

ZOAM 2005-0002 - SPECIFIC TO ADVERTISED AMENDMENTS			
Board Draft		Planning Commission Recommendation (where different from Board Draft)	Board Accept PC Recommendation (Yes) OR Leave Draft Language (No)
Specific Sections Affected			
Section 2-102 and 2-202 AR-1 and AR-2			<input type="checkbox"/> YES <input type="checkbox"/> NO
	Minimum acreage required for use	Change Section 2-102(F) and add Section 2-202(F) and renumber 2-202(A)-(F) to allow more than one principal use on a parcel with the required minimum lot size being the greater of the minimum acreage requirements listed in Section 5-600 for each of the principal uses.	<input type="checkbox"/> Yes <input type="checkbox"/> No
		Permit Banquet Facility as permitted use rather than Minor Special Exception.	<input type="checkbox"/> Yes <input type="checkbox"/> No
		Change use table in AR1 and AR2 to specify Country Inn as by right use regardless of size.	<input type="checkbox"/> Yes <input type="checkbox"/> No
		Change use table to allow Private Club or Lodge as a Special Exception use in the AR1 and AR2 districts.	<input type="checkbox"/> Yes <input type="checkbox"/> No
		Increase the lot coverage for the base density option from 8% to 11% in the AR1 and AR2 districts.	<input type="checkbox"/> Yes <input type="checkbox"/> No
		Amend district regulations to remove Tenant Dwelling, Guest House & Caretakers' Quarters from permitted uses.	<input type="checkbox"/> Yes <input type="checkbox"/> No
		Eliminate distinction between Bed and Breakfast Homestay and Inn and allow Bed and Breakfast as permitted use regardless of size.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Cluster Subdivision		<input type="checkbox"/> YES <input type="checkbox"/> NO
	Lot Coverage 8% [2-103(A)(3)(d), 2-203(A)(3)(d)]	Increase lot coverage from 8% to 11%	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Minimum Lot Size [2-103(C)(3)(d),2-203(C)(3)(d),2-154(A)(5),2-254(A)(5)]	Base minimum lot size upon type of utility service: 1 acre minimum with on site water and wastewater	<input type="checkbox"/> Yes <input type="checkbox"/> No
		1/2 acre minimum with on site water & off site wastewater	<input type="checkbox"/> Yes <input type="checkbox"/> No
		No minimum lot size with off site water and off site wastewater	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Maximum number of lots in a cluster = 25 [2-103(C)(3)(a), 2-203(C)(3)a, 2-154(A)(2), 2-254(A)(2)]	Eliminate the 25 lot per cluster requirement	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Open Space:85% in AR2/RR2 [2-203(C)(2)(h), 2-253(G)]	70% in AR-2, RR-2	<input type="checkbox"/> Yes <input type="checkbox"/> No
Section 5-500 Temporary Uses/Zoning Permits			<input type="checkbox"/> YES <input type="checkbox"/> NO
	Temporary Sales and Construction Trailers [5-500(A)&(B)]	Allow permit for temporary dwelling to be extended by the Zoning Administrator in 6 month increments [5-500(A)(2)]	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Temporary Special Events [5-500(C)]	Delete reference to "temporary"	<input type="checkbox"/> Yes <input type="checkbox"/> No
		Delete applicability and exempt activities [5-500(C)(1) & (2)]	<input type="checkbox"/> Yes <input type="checkbox"/> No
		Edits to Special Exception Uses [5-500(C)(2)]	<input type="checkbox"/> Yes <input type="checkbox"/> No
		Edit permitted locations [5-500(C)(3)]	<input type="checkbox"/> Yes <input type="checkbox"/> No

		Delete "temporary" [5-500(C)(4), 5-500(C)(5)(a), 5-500(C)(5)(h)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Reduce the number of days between events from 30 to 14 and delete "temporary" [Section 5-500(C)(8)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Section 5-600 Additional Regulations for Specific Uses				
	5-600 Modifications by full Special Exception	Modifications to Standards within 5-600 by Minor Special Exception	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	5-601(A)&(B) Bed and Breakfast		<input type="checkbox"/> YES	<input type="checkbox"/> NO
		Delete distinction between Bed and Breakfast Homestay and Bed and Breakfast Inn and combine into Bed and Breakfast.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Delete standards for Bed and Breakfast Homestay [5-601(A)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Rename Bed and Breakfast Inn to Bed and Breakfast [5-601(B)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Decrease maximum number of bedrooms from 20 to 10.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Decrease the minimum acreage required for Bed and Breakfast Inn to 5 acres for a maximum of 7 rooms and 10 acres for a maximum of 10 rooms [Section 5-601(B)(6)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Allow persons who are not overnight guests to be served food at the facility. [Section 6-601(B)(2)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Permit indoor private parties and meetings with capacity equal to approved capacity as determined by the Unified Statewide Building Code (USBC) [Section 5-601(B)(6)(b)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Permit outdoor private parties with maximum number of attendees ranging from 50 to 350 based on acreage (10 acres to 75 acres).[Section 5-601(B)(6)(c)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Require 500 foot setback from outdoor party area to adj. residence.[5-601(B)(6)(e)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		5-601(C) Country Inn		<input type="checkbox"/> YES
		Permit Country Inn of up to 40 rooms on 25 acres.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Require Country Inn to have a minimum of 10 rooms (with a banquet/event facility option) or a minimum of 4 rooms and a restaurant open to the public. [5-601(C)(6)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Permit indoor private parties and meeting at Country Inns with capacity equal to approved capacity as determined by the Unified Statewide Building Code (USBC) [Section 5-601(C)(7)(b)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Permit outdoor private parties at Country Inns with maximum ranging from 50 to 350 based on acreage (10 ac to 75 ac).[Section 5-601(C)(7)(c)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Permit a maximum of 10% of the gross floor area of the establishment to be used for day treatment, spa facilities. [5-601(C)(3)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Allow two entrances for Country Inn, rather than one as currently in ordinance [5-601(C)(7)(g)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Require 250 foot setback and 500 feet from outdoor party area to adjacent residence. [Section 5-601(C)(7)(e)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No

		Noise - limit outdoor music [5-601(C)(7)(j)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	5-602 Tenant Dwelling			
		Delete Tenant Dwelling from the Districts where permitted.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	5-613 Accessory Dwelling			
		Delete minimum lot size for one unit; allow an additional unit on 10 or more acres [5-613(D)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Allow additional units in rural districts for each 25 acres in excess of 10. [5-613(G)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	5-642 Banquet Facility [See Attachment B]	Rename to Banquet/Event Facility	<input type="checkbox"/> YES	<input type="checkbox"/> NO
		Revise hours of operation [5-642(A)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Edit Road Access Standards [5-642(E)(2)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Permit indoor private parties with capacity equal to approved capacity as determined by the Unified Statewide Building Code (USBC)[5-642(I)(a)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Permit outdoor private parties with maximum ranging from 50 to 350 based on acreage (10 acres to 75 acres). [5-642(I)(b)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	5-654 Road Accesss Standards		<input type="checkbox"/> YES	<input type="checkbox"/> NO
		Amend Table 5-654 state private road standards may be waived by adding a note that all Facilities Standards Manual provisions to waivers apply.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Nothing herein shall preclude the Director of Building and Development from waiving the requirements of private roads.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	5-660 Country Club		<input type="checkbox"/> YES	<input type="checkbox"/> NO
		Revise introductory paragraph	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Revise Intensity/Character table [5-660(A)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Increase FAR to 0.04 to be consistent with other increases in FAR recommended throughout Section 5-600. [5-660(B)(1)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Delete reference to conservation design. [5-660(C)(2)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Buffer the use from adjacent properties not within the same development. [5-660(C)(2)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Adjust percentages for uses within the Country Club such as Banquet/Conference and Restaurant/Dining.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Edit requirement to screen structures on ridgeline [5-660(C)(2)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Delete paragraph [5-660(C)(3)]	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Edit water and sewer standards.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Accessory Dwelling, Tenant Dwelling, Guest House & Caretaker's Quarters [See Attachment B][5-613,5-602,5-612]		<input type="checkbox"/> YES	<input type="checkbox"/> NO
		Eliminate Distinction between accessory dwelling, tenant dwelling, guest house and caretakers quarters and consider all "Accessory Dwelling" in AR1 & AR2	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Base number of permitted accessory dwelling units on acreage	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Article 8 Definitions			<input type="checkbox"/> YES	<input type="checkbox"/> NO
	Accessory Building	Revise definition to allow subordinate buildings of not more than the greater of 70%	<input type="checkbox"/> Yes	<input type="checkbox"/> No

		of the gross floor area of the principal structure or 2,500 sq. ft.	
Accessory Dwelling	Revise definition to permit maximum of 2,500 sq. ft.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Banquet/Event Facility	Revise definition to clarify that food may be prepared on site (not just heated) and use may be an ancillary component of some uses.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Bed and Breakfast Homestay	Delete Definition	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Bed and Breakfast (Inn)	Revise to allow 3-10 guest rooms and facility may provide food service for overnight guests or other transient guest attending meetings or private parties.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Country Inn	Revise to allow meeting rooms, banquet/event facilities, 4-40 guest rooms.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Private Parties	Add definition for events that are not open to the public and are by invitation only.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Special Event	Revise definition to clarify that special event is open to the public and requires a temporary event permit.	<input type="checkbox"/> Yes	<input type="checkbox"/> No